SUNNYSIDE NEIGHBORHOOD ASSOCIATION

The NEWS Sunnyside

SUNRAYS VOL. 5 SPRING 1976

NO BUS YARD IN MY BACKYARD

ken hoegger, editor

For the last year the Sunnyside Neighborhood Association has been trying to solve its traffic and parking problems. Your Association has supported City College's proposal to develop the south side of the Balboa Reservoir (bounded by Ocean and Phelan Avenues) into a parking facility for approximately 1700 college students. Much to everyone's horror, the Muni people have made it known they desire this site as both a bus yard for the storage and repair of 266 diesel buses and as an office complex housing 365 Muni employees. If Muni is successful, our neighborhood will continue to be afflicted by the current traffic and parking congestion and in addition by the 266 buses being routed back and forth through our neighborhood during peak rush hours. The College's and communitie's peak hours coincide with Muni's peak hours.

The real issue goes beyond our current traffic and parking problems. Will we, the residents, allow Ocean Ave. to become industrilized? In our last Newsletter, Phillis Strain reported that City College had purchased the Ocean Ave. Safeway for use primarily as a warehouse. It has become increasingly apparent that the college cannot justly oppose Muni's industrial plans for the Reservoir, while at the same time promoting their own industrial plans for the Safeway site. Dr. Kenneth S. Washington, City College

—Continued on Page 2—

THE CONSERVATORY

thomas w. malim
sunnyside historian

Part two of the history of The Conservatory, located on Monterey Boulevard, describes The Conservatory from World War I to the present.

In 1914, Mr. W.A. Merralls, The Conservatory's originator, was killed in a train accident in Alameda. His wife and son remained on the property until 1916. Unable to maintain the expenses and the heavy mortgage payments, she allowed the bank to foreclose.

The advent of World I turned peoples interests to other things, and the property remained vacant until 1919. During the time, the property remained in the clutch of the bank, and the grounds were allowed to deteriorate. The trees grew larger, and heavy brush grewbetween them, effectively hiding The Conservatory.

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40 UNITS ON MONTEREY BOULEVARD?

The Association invited Art Occhitinti to its February 3rd meeting to discuss his plans for a 40 unit apartment complex. The proposed complex is to be situated on the north side of Monterey Boulevard between Detroit and Congo. Mr. Occhitinti is associated with CRA Contruction, Inc. in Pacifica.

The complex will consist of two 20 unit sections, each running parallel to Monterey Boulevard. The rear 20

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President, has recently indicated that the college will reconsider using the Safeway site as a warehouse facility. If the college decides against using this site as a warehouse facility it will prevent Muni's contending that the trend of Ocean Avenue is towards Industrilization.

Our Sunnyside President, David Wall, has spearheaded a coalition of neighborhood associations. Representatives from Westwood Highlands, Westwood Park, Miraloma Park, New Mission Terrace, Ingleside Terrace, Geneva and Mission, OMI, and City College participated in the Sunnyside Association's March 2nd meeting. Muni's representative, Jerry Cauthen, presented Muni's bus yard plan. Mr. Cauthen only confirmed our fears. By unanimous vote those present decided to form a coalition to defeat the Muni plan for the reservoir. The coalition has just mailed a brochure entitled the "Bus Yards Are Coming" to every resident living within the above mentioned neighborhoods. If we defeat this proposed blight upon our neighborhoods it will be because you told Muni "No busyard in my backyard"!

April 29th is the tentative date of the Muni hearing. Your name and phone number can be placed on the Coalition list by contacting David Wall, 587-0836. You will then be advised of the confirmed hearing date along with car pool arrangements. Checks supporting the coalition's efforts can be mailed to Coalition Chairman, Max Deleuse, 126 Staples Avenue, SF, 94112.

SIDEWALK TREES

All permits for sidewalk trees should be turned into this editor by May 10th. If you have further questions please call Ken Hoegger, 586-7400, 765 Monterey

CIRCULAR TREE GRANT

DPW will dig the tree holes during May. The trees will be delivered shortly thereafter.

PREFERENTIAL PARKING phyllis strain

At last, a cause for optimism! Recent court tests have enabled City Attorney Thomas O'Connor to reverse his former opinion on the legality of Preferential Parking. He now considers a preferential parking system to be constitutional provided it would relate to "general purposes of public welfare" such as preserving the residential nature of a neighborhood, reducing air pollution, and abating traffic congestion.

In compliance with instructions from the Board of Supervisors, the City Planning staff is presently preparing a legislative draft to be reviewed by their own and other departments.

Upon resumption of hearings after the City strike, a date will be set for the preferential parking matter to be heard in committee. Watch for notices, plan to attend. This is the answer to our traffic and parking confusion.

ADULT EDUCATION COURSES

At our March meeting the Association agreed to sponsor an Adult Education program. The Community College Center provides these courses free of charge. The following courses will be offered starting in May at Scandia Realty, 765 Monterey Blvd:

Peoples Law
Citizens Action in Local Gov.

We must receive 20 applicants per course. Registration can be made through Jane Radcliffe, 12 Baden St., Day phone- 864-8446 ext. 99
Night phone- 586-4577

Other courses that members expressed an interest in were the following:

Home Repair-Small appliance, etc.
Ornamental Horticulture
Wood Shop
Ceramics and Jewelry
Dressmaking
Cooking
Transcendental Meditation

These courses will be scheduled for later dates. Registration can also be made by calling the above number.

THE CONSERVATORY continued

In April of 1906, the horrible vibration of the earth under San Francisco and the fire which followed and burned it to the ground, literally forced the people into the streets and to less settled areas which hadn't been shattered but remained rather intact. They moved in with relatives or friends whose homes were not damaged, or camped out in the relative quiet of the unsettled suburbs. Thus they discovered Bernal Heights, Daly City, Sunnyside, and Oakland.

Many of those who came to Sunnyside decided to stay, as they became used to the quiet of the countryside, and the San Francisco-San Jose railroad provided good transportation to the downtown area.

Into the growing Sunnyside came a Mr. Ernest Van Beck and his wife in the year 1919. He from New York, and she from France and educated in the best schools of the Continent, they liked the small town atmosphere of the district. They purchased the former Merralls property from the bank for $12,000. A tax bill of that year shows assessments of $124.12.

The Van Becks assumed the house was the only structure on the property, and that the heavy growth was normal for the area. It was only by an accident that they discovered The Conservatory, and realized the extent of their holdings.

Mr. Van Beck enlisted the aid of the proper craftsmen, cleared the grounds and returned them to their previous appearance.

On the death of Van Beck in 1952, the property passed to his wife. She had known Pat and Walter Anderson for many years, and made arrangements for them to purchase the property from her when she decided to sell certain portions. The easternmost lot was sold to the Andersons in 1953, and they built their home there, now known as 234 Monerey Boulevard.

Mr. Anderson began work on The Conservatory, as some of the structural members had deteriorated over the years and much of the glass had been broken by vandals since the demise of Van Beck. In 1970, the Andersons

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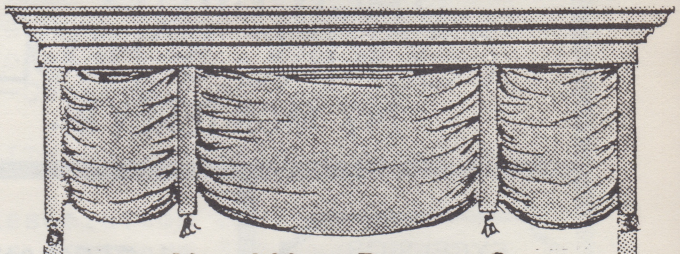
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purchased the remainder of the property, with the exception of the original house. Walter Anderson passed away in 1973, and in the latter part of that year, his wife sold the property to others, also named Anderson.

On September 21, 1975, through the efforts of the Sunnyside Neighborhood Association, The Conservatory was given Landmark status, which me s that it cannot be demolished to make way for multiple dwelling units.

Our next issue: The Man Who Built The Conservatory

The Glen Park Association recently informed the SNA of a display of photographs of old Glen Park and its surrounding areas in the window of the Glen Park Library on Diamond street. Included in the collection are photos of the old Monterey Trolley and the dairy in the Park itself. If there is enough demand, prints will be made for those interested. The cost will depend upon reproduction costs.

Those interested are invited to visit the library between 2 and 6 pm, Monday through Friday. Anyone wishing to share their personal photos of old Glen Park or Sunnyside can make arrangements through Betty Sredhoff, the Glen Park librarian, 586-4144.

<u>40 UNITS ON MONTEREY BOULEVARD?</u> continued

unit section will be 44 feet above ground; which according to Mr. Occhitinti, is 17 feet lower then the lowest window sill of the Joost street homes. On the street side, the face of the building will include Bay Windows under which will be a retaining wall. The wall will rise above the sidewalk from 14½ feet to 17 feet. Originally the wall would have been concrete; but because of neighborhood and City Planning objections the wall will be built of redwood and plaster panels 13 feet wide. The complex will include 8 (2 bedroom-2bath)units, and 32 (1 bedroom-1 bath) units. Proposed rents are $300 and $210 respectively. The total complex will rest on 14 city lots.

The main objection of the residents was the removal of all but two of the Eucalyptus trees from this site. Other objections involved parking and the concrete wall

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already mentioned. As a result of this meeting, the Association drafted a letter to City Planning requesting that further landscaping be considered. Kite Hermann of City Planning has recommended that the contractors replace the Eucalyptus trees along the Detroit stairway with Pines, that the Monterey sidewalk be landscaped with Pines or flowering trees, and that the rear yard be planted with trees arranged to allow for the views of the Joost Street homes.

CALENDAR OF EVENTS

MAY 3rd Nuclear Power Initiative Film and Discussion by Friends of the Earth
Location-David Wall's home
225 Edna
Time -8-10pm
RSVP -No later than May 2nd
587-0836

MAY 4th Nuclear Power Initiative Debate
Guests-Friends of the Earth vs No on 15 Committee

JUNE 1st District Election of Supervisors presented by San Francisco for District Elections

JULY 6th Celebration of Muni Bus Yard defeat OR more hard work!

Monthly meetings are held on the first Tuesday of every month at 8:00, at Saint Finn Barr's Hall, located at Edna and Hearst.

LIKE WHAT WE'RE DOING?

Your $5.00 membership contribution will help continue your Associations endeavors on your behalf. Dues are payable to Sunnyside Neighborhood Association. C/O Louise Sandstrom, Treasurer, 274 Staples, San Francisco, 94112

Please clip and return with your dues

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THE NUCLEAR POWER INITIATIVE DEBATE

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See agenda on page 5

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